



REPORT FOR ACTION

Residential Demolition Application – 2590 Midland Avenue

Date: September 24, 2019
To: Scarborough Community Council
From: Director, Toronto Building, Scarborough District
Wards: Ward 22 – Scarborough-Agincourt

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II “Demolition Control”, the application for the demolition of a dwelling at 2590 Midland Avenue is referred to the Scarborough Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the Scarborough Community Council grants issuance of the demolition permit, it may impose conditions if any, to be attached to the demolition permit.

RECOMMENDATIONS

Toronto Building recommends that the Scarborough Community Council:

1. Approve the application to demolish the residential building with the following conditions:

- a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
- b) that all debris and rubble be removed immediately after demolition;

- c) that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11;
- d) that any holes on the property are backfilled with clean fill.

Or, in the alternative,

2. Refuse the application to demolish an existing dwelling at 2590 Midland Avenue because a building permit has not been issued for a replacement building on this site.

Or, in the alternative,

3. Approve the application to demolish the dwelling at 2590 Midland Avenue without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On May 9th, 2019, an application to demolish a dwelling at 2590 Midland Avenue was submitted on behalf of the owner, LLMA Midland Inc.

In a letter submitted requesting the demolition permit, the owner states that the subject dwelling is vacant and all services are disconnected. The owner indicates that the dwellings are in poor condition and are often broken into and are unsafe. No redevelopment of the property is currently proposed.

The application for the demolition of the dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing building is not designated a historical building.

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and there are no replacement building permits to be issued. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

Site and Surrounding Area

The subject property is located north of Sheppard Avenue and on the west side of Midland Avenue. The subject property is zoned residential in By-law Number 10076 (Agincourt community bylaw).

CONTACT

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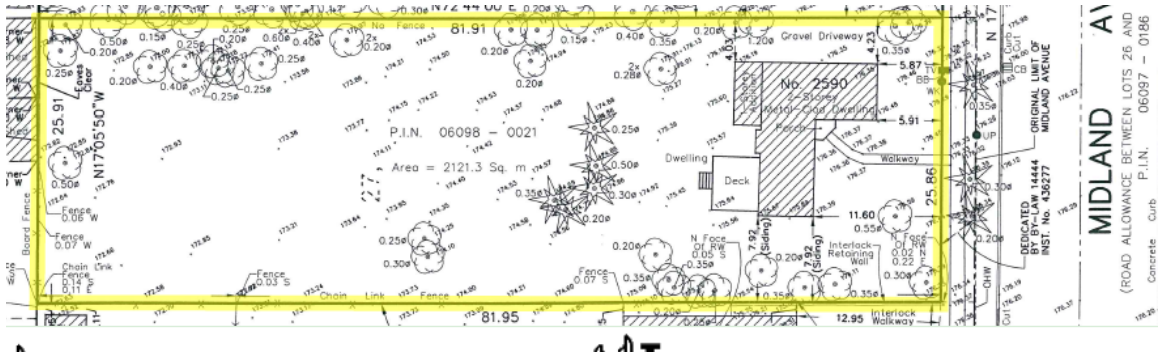
SIGNATURE

Bill Stamatopoulos
Director Toronto Building,
Scarborough District

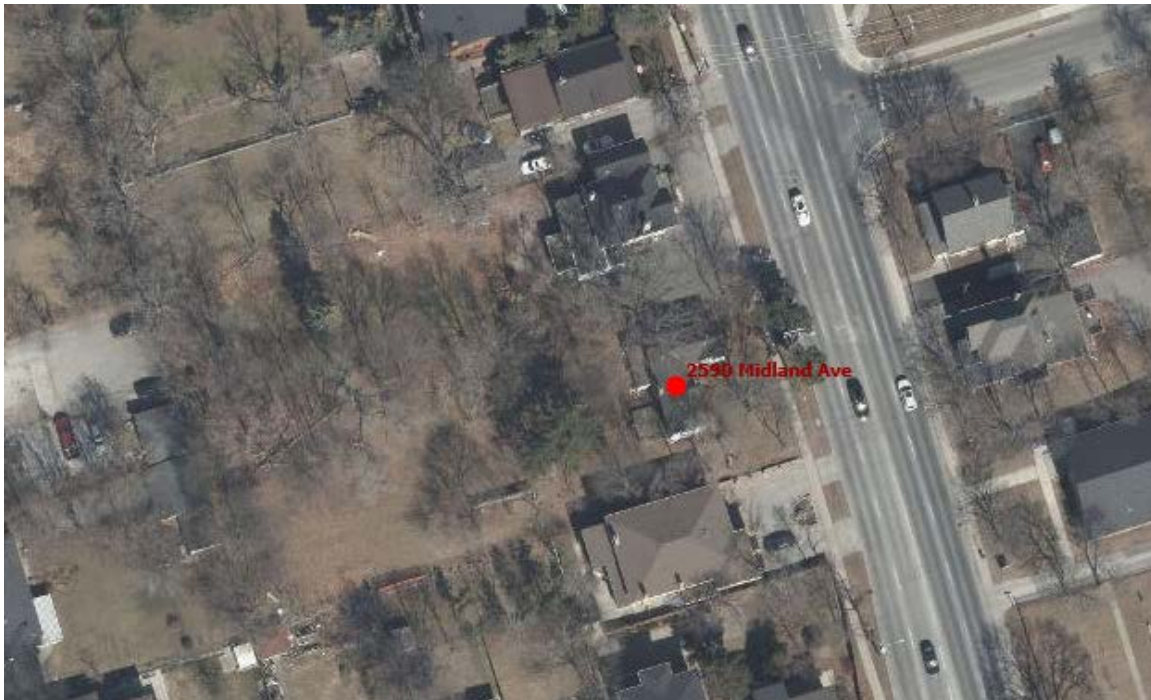
ATTACHMENTS

1. Attachment 1: Site Plan
2. Attachment 2: Photo
3. Attachment 3: Map
4. Attachment 4: Letter from applicant

Attachment 1: Site Plan



Attachment 2: Photo





Attachment 3: Map



Attachment 4: Letter from Applicant

2590, 2592 Demolishing Permit Application

From: LLMA Midland Inc
To: City of Toronto
Re: Demolishing the Buildings before developing

Dear Sir/Madam.

We submit the demolishing application while ago. The two houses standing on these two lots are very poor condition for people lives inside. There is a high school just cross the street. Teenagers always broke in. Some homeless did same thing. The poor condition buildings are also very dangers to the kids in this community. City gave us notice twice already and sent somebody there to block the windows and doors with plywood on our expenses. Neighbors reported also to City Council complaining a lot. The city council had a meeting with us on site one month ago. He knows all the situations. He asked us to submit demolishing permit asap. We told him that we did already. He promised us he will watches that and proof for us.

By the way, all the city services had been disconnected. Include the Gas, the water and Hydro.

There is no tenant lives inside.

We purchased these properties two years ago. We didn't have a developing idea yet.

Thank you very much.

William Han.

Manager of LLMA